

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/07/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2013/2367/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27 Gower Street London WC1E 6HG				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Internal refurbishment of two flats including the removal and addition of partitions and new servicing.							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

This Grade II listed building forms part of a terrace of 18 houses dating from 1783. The houses are of darkened yellow stock brick with a stucco band at 1<sup>st</sup> floor level and slated mansard roofs with dormers. The site is located within the Bloomsbury Conservation Area. The property is currently divided into flats.

## Relevant History

Planning permission (9100654) was **granted** on 31 October 1991 for “Change of use from hotel to residential.”

Listed Building Consent (9170119) was **granted** on 31 October 1991 for “Alterations to internal walls and minor external alterations at the rear.”

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden’s heritage)

## Assessment

This application is for internal works to existing flats within the building. Flat B is located at 1<sup>st</sup> floor level whilst flat C is a maisonette at 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**1<sup>st</sup> Floor** – The front room is currently subdivided and the rear room has inserted partitions creating a lobby and fitted cupboard. It is proposed to partially remove the partition within the front room, creating a larger kitchen/diner/living area. A small shower room is retained in the corner where the entrance into the room from the stair compartment was formerly located. Whilst it would be ideal if the entire partition were removed so as to reinstate the volume of the front room, the proposed subdivision is considered an improvement over and above the existing layout.

**2<sup>nd</sup> Floor** – The front room at this floor level is to be opened up with the removal of what appears to be a non original partition. The partitioning within the rear room which currently houses a bathroom is to be removed and a pair of doors inserted into the spine wall. This will enhance the internal layout and spatial quality at this floor level within the building. The door opening from the stair compartment into the front room is to be reinstated whilst the existing entrance into the flat is to now consist of a fixed shut 4 panelled door.

**3<sup>rd</sup> Floor** – the proposals at this floor have been revised so as to be more sympathetic to the original floor plan and fabric of the listed building. The opening through the partition between the two front rooms is now restricted to a single door width opening. The smaller room is to be subdivided to create two bathrooms which is considered acceptable at this floor level. The rear room remains in its current form.

New 6 panelled doors are proposed at 1<sup>st</sup> floor level, with 4 panelled doors over the upper floors. These are considered appropriate and reflect the required diminishing hierarchy of status within the building. Details of these will be dealt with by way of condition.

These proposals are a modest but beneficial enhancement of the internal appearance of the listed building. Recommend approval.

